

SCARGILL  
MANN & CO

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## 29 Michelle Close

Stenson Fields, Derby, DE24 3LZ

**£850 Per Calendar Month**



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### GENERAL INFORMATION

AVAILABLE NOW is a Modern Two Bedroom Semi Detached property, in the popular area of Stenson Fields within easy reach of Derby City Centre.

The property in brief comprises; a Spacious lounge, kitchen diner with ample wall and base units, built in electric oven and four ring electric hob with extractor over. Sink with drainer and mixer tap, the kitchen has space for washing machine and fridge freezer.

On the first floor are two bedrooms. Family bathroom is complete with low level WC, pedestal wash basin, paneled bath and an electric shower unit.

### LOCATION

Situated in a convenient cul-de-sac off Pilgrim's Way, this two bedroomed semi-detached house is situated at the end of a row of four and has the benefit of UPVC double glazing and electric heaters and fire. Stenson Fields is a very convenient location with good access to the A38 and A50/M1, local ASDA supermarket, schools and bus services and nearby there are canal- side walks, open fields and gastro pubs.

### ACCOMMODATION

#### ON THE GROUND FLOOR

#### HALLWAY

#### LOUNGE

Spacious lounge with fitted carpet, UPVC Windows and double central heating radiator.

#### KITCHEN DINER

Modern fitted kitchen with wall and base units with work surfaces over, built-in sink with drainer. In built electric cooker with four ring electric hob with extractor over. UPVC double glazed windows.

#### TO THE FIRST FLOOR

#### MASTER BEDROOM

Large double bedroom, fitted carpet, UPVC windows to the front of the property.

#### BEDROOM TWO

Single bedroom with fitted carpet, UPVC windows to the rear elevation.

#### FAMILY BATHROOM

Fitted with a three piece white suite comprising panelled bath, pedestal wash hand basin and low flush W/C.

#### OUTSIDE & GARDENS

Spacious rear garden with Lawn and patio area. Parking to the right of the property with space for two cars.

#### SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available Now

#### PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

#### DEPOSIT

5 Weeks Rent.

## ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Water supply: MAINS - Severn Trent

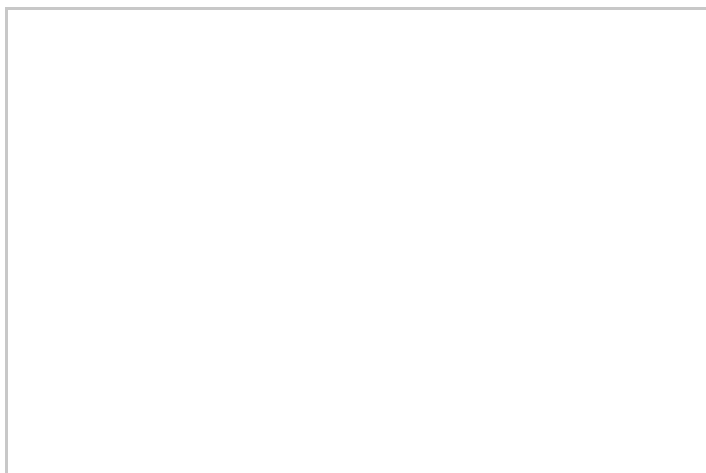
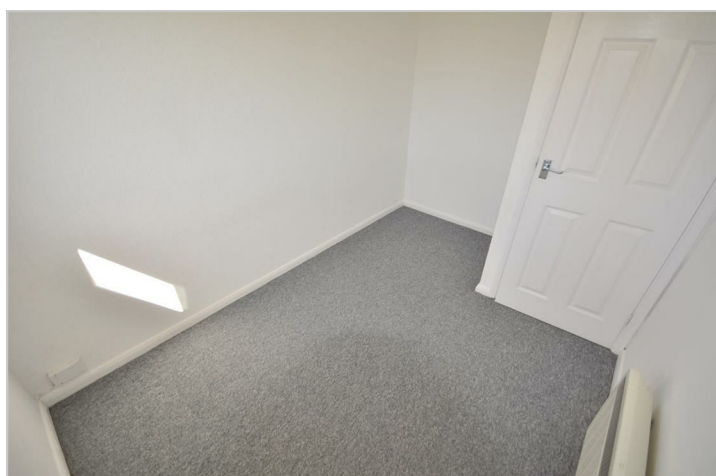
Sewerage: MAINS

Heating: Electric Heaters

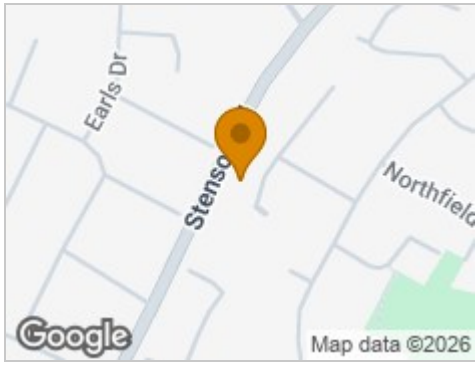
Broadband type: BT Openreach, please check Ofcom website.

## VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office 01332 206620.



## Road Map



## Hybrid Map



## Terrain Map



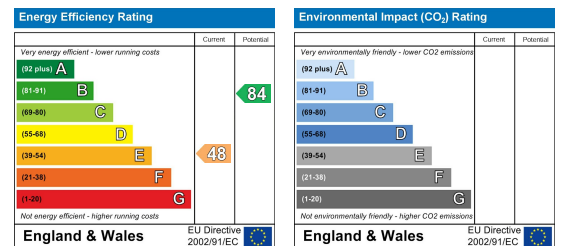
## Floor Plan



## Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.